

ZONING

93 Attachment 1

Borough of Swoyersville

Yard, Area and Height Regulations Table (§ 93-27)

| Districts | Minimum Yard Dimensions (feet) | | | Lot Area (square feet) | Lot Area per Dwelling Unit (square feet) | Lot Width (feet) | Lot Depth (feet) | Maximum Building Height (feet/stories) | Maximum Lot Coverage (percent) |
|---------------------------------|---|-----------------|--------------------|------------------------|--|------------------|------------------|--|--------------------------------|
| | Front | Rear | Side/Total | | | | | | |
| C-1 Conservation | 50 | 50 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| C-2 Recreation | No building construction allowed in this district without Board approval. | | | | | | | | |
| R-1 Single-Family Residence | 25 | 30 | 8/16 | 7,200 | 7,200 | 50 | 100 | 35 / 2 1/2 | 40% |
| R-2 Two-Family Residence | 25 | 30 | 8/16 | 6,000 ¹ | 6,000 ¹ | 50 | 100 | 35 / 2 1/2 | 45% |
| R-3 Multifamily Residence | 25 ⁵ | 30 ⁵ | 10/20 ⁵ | 6,000 ¹ | 6,000 ¹ | 50 ³ | 120 | 35 / 2 1/2 | 50% |
| R-4 Multifamily and Special Use | 20 | 25 | 10/20 | 4,800 ² | 4,800 ² | 40 | 120 | 35 / 2 1/2 | 50% |
| B-1 General Business | 20 | 20 | None ⁴ | N/A | N/A | N/A | N/A | 40 / 3 | 35% |
| B-2 Highway Business | 30 | 40 | 15/40 | 7,500 | N/A | 50 | 150 | 40 / 3 | 30% |
| M-1 Industrial | 25 ⁶ | 30 ⁶ | 15/30 | 43,560 | N/A | 150 | 250 | 40 / 3 | 30% |

NOTES:

¹ Applicable to single-family dwellings. Where multifamily units are concerned, 3,500 square feet per dwelling unit will be required.

² Applicable to single-family dwellings in this district. Two-family units shall provide 3,000 square feet per dwelling unit in the R-4 Zone.

³ Applicable to single-family dwellings in this district. Multifamily units shall be at least 75 feet, but no more than 150 feet, in width.

⁴ Firewall required in all structures in B-1 District.

⁵ Minimum setbacks shall be governed further by the additional number of stories above two.

Front: Add five feet for each story above two.

One side: Add 2 1/2 feet for each story above two.

Total sides: Add 2 1/2 feet for each story above two.

Rear: Add 2 1/2 feet for each story above two.

⁶ Minimum setbacks shall be governed by the following locations.

Front: 25 feet from a public right-of-way.

40 feet from a residential district.

Side: 15 feet each when adjoining another commercial or industrial district.

15 feet from a public right-of-way.

25 feet from a residential district.

Rear: 30 feet when adjoining another commercial or industrial district or right-of-way.

50 feet when adjoining a residential district.